

Resolution Approving Relocation Program and  
Conditions for Relocation Payments

Washington Park

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Section 106(f) of Title I of the Housing Act of 1949, as amended, require that the conditions under which the Boston Redevelopment Authority will make relocation payments in connection with the early land acquisition contemplated by the Application for Temporary Loan for Early Land Acquisition in certain Clearance Section Tracts situated within the Washington Park Urban Renewal Area and, if fixed relocation payments are proposed, the Fixed Relocation Payment Schedule be officially approved by the Governing Body of the Boston Redevelopment Authority; and

WHEREAS, there was presented to this meeting of the Governing Body of the Boston Redevelopment Authority for its consideration and approval a Relocation Program containing a set of conditions under which the Boston Redevelopment Authority will make relocation payments and a Fixed Relocation Payment Schedule; and

WHEREAS, the conditions under which the Boston Redevelopment Authority will make relocation payments, and the Fixed Relocation Payment Schedule were reviewed and considered at said meeting;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Boston Redevelopment Authority as follows:



1. That the conditions under which the Boston Redevelopment Authority will make relocation payments are hereby in all respects approved.

2. That the Fixed Relocation Payment Schedule and the option of those being relocated to receive payments in accordance therewith are hereby in all respects approved.

3. That it is hereby found and determined that the proposals contained in the Relocation Program for the proper relocation of the families displaced in carrying out an early land acquisition program in the Clearance Section Tracts of the Washington Park Urban Renewal Area in decent, safe and sanitary dwellings in conformity with acceptable standards are feasible and can be reasonable and timely effected to permit the proper prosecution and completion of such early land acquisition; and that such dwellings or dwelling units available or to be made available to such displaced families, are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families in Clearance Section Tracts, are available at rents or prices within the financial means of the displaced families and are reasonably accessible to their places of employment.



Washington Park Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

SUBMISSION DATE:

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RELOCATION PROGRAM

CODE NO. E-223 (1)

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A. Administrative Organization

1. Agency Identification.

The Boston Redevelopment Authority will be the sole agency responsible for relocation.

2. Staff Functions.

The function of the relocation staff will be to carry out the relocation of families who will be displaced from the project area in accordance with the proposals outlined herein.

The relocation staff will conduct surveys of existing dwelling units, and determine rehousing needs of families and individuals affected.

The relocation staff will also maintain files of available housing listings as well as records of persons displaced including their relocation needs.

The relocation staff will cooperate with various public and private agencies whose functions are germane to relocation, and file reports to local, state and federal agencies.

On February 9, 1962, the Boston Redevelopment Authority retained Management Services Associates, Inc. to prepare a comprehensive relocation plan that concerns itself with all aspects of the scope, complexity and timing of the local development program, incorporating pertinent aspects of city-wide and specific renewal project displacement activities.

The preparation of this comprehensive plan has been underway for over three months. As part of the plan, M.S.A., Inc. will make recommendations on the administration and staffing of local relocation activities on a city-wide and project basis, provision of a usable range of relocation and rehousing services by the local public agency during relocation, and provision and coordination of public and private social welfare services prior to, during and upon completion of official relocation activities. The relocation program for the Washington Park Project Area, in general, and the organization of the relocation staff in particular, will be developed in accordance with these recommendations.

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by members of the staff to establish the fact that the dwelling is decent, safe and sanitary, and that it meets the legally-required minimum standards of fitness for human habitation.

In general, each dwelling unit so offered must conform to the following standards:

1. Physical Standards

a. Facilities and Equipment



Each family shall occupy a dwelling unit which shall meet the following standards and which shall have the following facilities for the exclusive use of the family.

The dwelling unit must have:

1. A kitchen sink which is in good working condition and which is properly connected to the City water and sewer system;
2. Safe and adequate cooking facilities;
3. Safe and adequate heating facilities;
4. A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to the City water and sewer system;
5. A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to the City water and sewer system;
6. Adequate rubbish storage facilities and garbage disposal facilities;
7. Adequate and properly connected water heating facilities;
8. Every kitchen sink, lavatory basin, and bathtub or shower required as equipment for a standard dwelling unit shall be properly connected with both hot and cold water lines;
9. It shall be adequately lighted and ventilated;
10. Two safe, unobstructed means of egress leading to safe and open space at ground level;

b. Structural Conditions

It shall be structurally sound, in good repair, and shall be in an adequate state of maintenance.

c. Occupancy

There shall be a 150 square feet of floor space for the first occupant of a standard dwelling unit and at least 100 additional square feet of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.

2. Standards for displacee's ability to pay

The net monthly rental of any dwelling unit, excluding the cost of electricity and gas, but including the cost of heat and water, shall not, as a general rule, exceed 25 per cent of the family's monthly income before taxes.

The price of any single-family dwelling unit for sale shall not, as a general rule, exceed 2 1/2 times the family's annual income. The price of any other dwelling for sale shall not, as a general rule, exceed a similar relationship between price, and a combination of family income and operating income from the property. As an example, the following relationship between sales price and income is generally feasible in the Boston area:

<u>Sales Price</u>	<u>Required Income Level</u>
\$ 7,500 - 10,000	\$ 3,000 - 4,000
10,000 - 14,000	4,000 - 6,000
15,000 & over	6,000 & over



### 3. Location Standards

The dwelling unit offered for relocation housing shall be located:

- a. so that the principal worker in the family can reach his place of employment within a reasonable time and a reasonable commuting expense.
- b. in an area which meets the family's essential needs for public and commercial facilities.

The relocation staff will consult with the planning staff of the Authority to ascertain areas scheduled for future clearance in order to avoid, to the extent that an advance determination of these areas can be made, any subsequent displacement of the family.

### 4. Temporary Relocation

Temporary relocation will be held to a minimum. It shall occur into a dwelling unit which is not generally less desirable than the dwelling unit vacated by the displaced family, and which:

- a. Contains facilities in working order.
- b. Is in a safe and habitable condition.
- c. Is sufficiently large for the family.

If temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable Relocation Payment. Any other move will be charged against the resident's maximum allowable Relocation Payment.

The Authority is responsible for the relocation of every resident in the Project Area.

### C. Proposals for Obtaining Relocation Housing

1. Arrangements made with sources of existing private and public housing for obtaining:
  - a. Notification of Vacancies

#### Public Housing

Liaison between the Washington Park relocation staff and the Boston Housing Authority will be maintained in order to insure maximum cooperation and effective referral of site families to the Boston Housing Authority.

Commissioners of the Boston Housing Authority have indicated that public low-rent housing and housing for the elderly will be available to provide for all families who are eligible for such housing and are to be displaced during the relocation period.

#### Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, mail carriers, utility companies, house moving firms, municipal departments, and other such agencies and informed persons.

Dwelling units on file are first inspected by the relocation staff to determine that they are decent, safe and sanitary in accordance with the Boston Housing Code, and to obtain information on the size and rent of the available unit.

- b. Information on size and rent of available units.



Through on-going relationships with site families and single individuals, the relocation staff will provide information on size and rents of available units that match the families' and individuals' housing needs.

c. Admission preference for referred families.

Displaced eligible families will be given preference in housing units located in renewal or redevelopment projects. Such families are also given priority in admission to public housing units.

The Special Admission Limits to public housing for families displaced by public redevelopment action are:

<u>Family Composition</u>	<u>Special Admission Limits</u> (Net Income Before Exemption)
1 - 2 persons	\$4,500 per annum
3 - 4 "	4,750 " "
5 - 6 "	5,125 " "
7 or more persons	5,500 " "

2. Adequacy of supply of existing housing expected to become available during the displacement period.

Estimates of local housing resources do not show any deficit of available housing to be used as relocation housing for residents during the displacement period. (See Form H-6122).

3. Adequacy of supply of standard housing for low-income families.

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families. (See Form H-6122).

D. Relations with Site Occupants

1. The Redevelopment Authority has already developed an effective information program in the project area. Many of the residents who will be displaced have been involved in group meetings at the neighborhood as well as block level. These meetings have been held periodically during the last two years. At these meetings the objectives of the urban renewal program have been outlined, existing conditions in the project area have been reviewed, renewal plans for the area have been developed with the cooperation and assistance of neighborhood residents and civic groups, the impact of these plans in terms of required displacement of families, individuals, and businesses has been discussed, and relocation and rehousing proposals outlined in detail. These informational meetings will be continued, and many will be designed to deal with the unique concerns of families, single persons, and business units who are to be relocated.

The informational program includes the preparation and distribution of monthly newsletters, special bulletins, and other materials designed to keep residents of the project area informed of current developments in the renewal program, generally, and of the availability of relocation assistance, and the means by which relocation services will be made available.

2. Interviews with site occupants . . . .

- a. A sample survey of families and individuals whose living accommodations are to be acquired has been conducted. After the acquisition of property, residents will be informed:

- 1) that the Redevelopment Authority has acquired the property by eminent domain on said date;



- 2) of the reason for the acquisition;
- 3) of the Authority's basic objectives and policies with respect to relocation;
- 4) of the Authority's legal responsibility and obligations on relocation;
- 5) of the opening of a field office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;
- 6) of the availability of relocation payments;
- 7) of the rental obligation to the Authority.

An informational booklet will be given to each site resident outlining the pertinent facts in simple, easy to read fashion.

The booklet will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe, and sanitary housing.

3. General location and approximate business hours of the Washington Park Relocation Office.
4. The Relocation Office will be located in the Project Area. It will be open from 9:00 A.M. to 5:00 P.M. five days a week; evening and Saturday hours will be arranged when indicated.
4. Referrals to cooperating real estate firms and the Housing Authority.

Site occupants will be referred to private real estate firms, landlords, builders, etc., after said unit has been inspected and approved by the relocation staff.

5. Inspection of relocation housing.

All relocation housing, other than public housing and FHA approved housing will be inspected, including that of self-relocated families. If such families have moved to substandard housing, they will be considered as temporarily relocated and will be urged to take advantage of the resources of the relocation staff in obtaining standard accommodations. Records will be maintained on all private relocation housing.

6. Tracing of families who have left without leaving a new address.

The relocation staff will attempt to trace families who have disappeared from the project area by using available sources for locating them; i.e., employers, school registrations, social agencies, telephone and utility records. When families cannot be found after a two-month period, they will be removed from the relocation work load.

7. Assistance to prospective home buyers in obtaining mortgage financing.

The relocation staff will explain the FHA Section 221 mortgage insurance program to prospective buyers and give all possible assistance to families who wish to use the provisions of the Section 221 program.

A certificate of eligibility will be provided to those families who are interested. The relocation staff will assist such families in applying for mortgages.

#### E. Eviction Policy and Proceedings of the Boston Redevelopment Authority



The Authority will make all possible efforts to avoid the eviction of any family from the Project Area. The Authority may begin eviction proceedings where families:

1. Are financially able to and refuse to pay rent to the Authority.
2. Use the premises for illegal purposes.
3. Refuse without valid reason three or more referrals of suitable and approved accommodations.
4. Are squatters in dwellings vacated by families who have been relocated.
5. Refuse to admit relocation interviewer.

Prior to eviction, the family will be offered all of the relocation services offered by the Authority. In addition, an attempt will be made to enlist the services of appropriate community social service agencies if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director prior to eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

#### F. Relocation Payments

All relocation payments will be made in accordance with the Rules and Regulations Governing Relocation Payments, as prescribed in the Federal Register 26 F. R. 7826, August 23, 1961. Detailed information and prescribed procedures with respect to the method of payment will be available at the site office.

##### 1. Eligibility

Relocation payments will be made to families, individuals and businesses in the Project Area who are eligible according to the above regulations.

##### 2. Time Limit

The claim for Relocation Payment for moving expense or direct loss of property must be filed with the Authority by the claimant within six (6) months of the time that the expense has been incurred.

##### 3. Method of Payment

Relocation payments will be made to all eligible site occupants on the following fixed payment basis.

For families and single persons owning furniture.

<u>Size of Unit Occupied</u>	<u>Fixed Amount</u>
1 room	\$ 40.00
2 rooms	55.00
3 rooms	70.00
4 rooms	85.00
5 rooms	100.00
6 rooms	115.00
7 rooms	130.00
8 rooms	145.00
9 rooms	160.00
10 rooms	175.00
11 rooms	190.00
12 rooms	200.00
Single persons not owning furniture	\$ 5.00
Family not owning furniture	10.00



The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule, but not to exceed \$200.00, if the family being relocated so desires.

G. Services to be provided by the Authority to individual and business concerns.

1. The services to be provided by the Authority to individual residents occupying dwelling units, housekeeping units, or separate rooms will be the same as for families as outlined above. All relocation services will be offered to individuals, including referrals to public housing, if eligible, or to private rental housing.
2. Business concerns will receive information similar to that which is available to other site occupants. Relocation will be provided. Eligible business firms will receive payment for moving expense and/or any direct property loss, in accordance with established regulations. A business relocation policy statement is attached herewith.

H. Additional State or local relocation requirements.

There are no additional relocation requirements specified in applicable State laws or local ordinances.



Washington Park Urban Renewal Area  
Boston Redevelopment Authority  
Boston . Massachusetts

SUBMISSION DATE

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BUSINESS RELOCATION POLICY STATEMENT      ATTACHMENT TO      CODE NO. E-223 (1)

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The Washington Park Area is Boston's first urban renewal area in which the emphasis is placed on the improvement of an entire neighborhood. The project is an important part of Boston's long-range Development Program. The success of this program requires that the Boston Redevelopment Authority act now through the use of the early land acquisition process to acquire some land in the project area in order to provide relocation sites for housing, community facilities, and schools.

Execution of the Washington Park Project by the Boston Redevelopment Authority will require the displacement of some businesses now located in the project area. In order to minimize the problems which relocation will present to these businesses and to insure that the project undertaking is carried forward according to present plans, the Boston Redevelopment Authority has established a policy of assisting displaced businesses to find new quarters.

To implement this policy, the Authority is making the following information available to businesses located within the project area:

Establishment of Project Office

The Boston Redevelopment Authority will establish a Business Relocation Office in the area. The office will be staffed with qualified personnel who will:

1. Determine the relocation needs, preferences and resources of businesses to be displaced.
2. Provide business firms every opportunity, wherever possible, to relocate within the Washington Park Area in newly constructed or rehabilitated buildings, if they so desire.
3. Provide business development and management counsel to assist displaced enterprises in securing the maximum benefits from relocation payments, special financial assistance for displaced businesses, provided by the U. S. Small Business Administration and from aids available from other public and private agencies.
4. Provide services and counsel to aid local businessmen, individually or in cooperative groups, to invest in new or rehabilitated commercial, industrial, or institutional facilities made available through the redevelopment and renewal program.
5. Maintain as current and complete an inventory as possible of available space that will best meet the needs and preferences of displaced non-residential site occupants, especially for those firms that may prefer to relocate outside the project area.
6. Provide and offer suitable, temporary on-site relocation facilities when it may become necessary to meet the needs of displaced businesses or the project time table for the construction, rehabilitation, renovation, or securing of adequate quarters.

Business Survey

In order to help businesses within the project area to find suitable quarters, and to complete final plans for the project area, the Boston Redevelopment



Authority is now conducting a survey to determine the relocation requirements of individual business firms. When this survey has been completed, the Authority will report on total relocation requirements involved in the project undertaking. In an effort to see that these requirements are met the Authority will work closely with the Boston Real Estate Board, the Roxbury and Greater Boston Chambers of Commerce, and the U.S. Small Business Administration. The Authority will also make its report on business relocation requirements available to professional real estate brokers.

#### Availability of New Business Accommodations Within the Project Area.

The Boston Redevelopment Authority recognizes the fact that for many businesses, relocation within the project area would be desirable. With this in mind, the Authority is determining how much land will ultimately be available within the project area which can be devoted to business purposes. Where business reuse of land within the project area is permitted, priority in that use will be given, to the extent practicable, to displaced businesses from the project area for (1) the acquisition of cleared sites for new business buildings and (2) the occupancy of such buildings.

#### Relocation Schedule

After the date of property acquisition, the Boston Redevelopment Authority will again carry out a survey of businesses in the project area, and will meet with individual business firms to establish a realistic schedule which is consistent with site clearance and building demolition requirements for the site as a whole as well as their own relocation needs.

It is estimated that the early land acquisition program will affect some 112 businesses now located in the project area.

Business firms within the project area may voluntarily vacate their present quarters at any time after the date on which the Boston Redevelopment Authority acquires property in the area, and still remain eligible for the financial assistance outlined below. No business firm, however, will be required by the Boston Redevelopment Authority to move in less than ninety (90) days after acquisition of the property by the Authority.

It is the intention of the Boston Redevelopment Authority to go forward with the Washington Park Project by stages. Structures which are dilapidated, vacant, or potential sources of danger will be torn down as quickly as possible. The exact date for the demolition of structures will depend on the progress of plans for the redevelopment and re-use of the sites.

Individual business firms will be given as much notice to vacate as is possible, consistent with their own relocation requirements and with the requirements of the demolition program. Every effort will be made by the Boston Redevelopment Authority to stage building demolition and site clearance within the project area in such a manner as to minimize the effects of dislocation and to permit as many businesses as possible to remain in their present locations until a new location is available.

#### Payment of Moving Expenses and Actual Direct Property Losses

Businesses displaced from the project will be entitled to unlimited payment of reasonable and necessary moving expenses, including costs of dismantling, packing, insuring, transportation, reassembling, reconnecting, reinstalling of personal property, machinery, equipment, merchandise. Only in the event that a business declares direct losses of property will payment be limited. In such cases, payment will be made up to \$3,000 of the loss, over and above returns which the business may realize from the auction or private sale of its property.

In every instance, the payment of moving expenses and for the actual direct losses of property will be subject to the provisions of Federal law and applicable regulations. Relocation payments will be made to tenants as well as to owner-occupants, if the move is made after the date on which the Boston Redevelopment Authority acquired property in the project area, and upon the submission to the Authority of receipted bills or other written evidence to establish the validity of that portion of the claim for moving expenses, and written evidence, such as appraisals,



to support claims for actual direct losses of property.

Supplementary Information

In order to keep businesses in the project area fully informed on the time-table for action, relocation schedules, and procedures, the Redevelopment Authority will release further policy statements as soon as final relocation surveys and plans are completed and additional facts are available.



Washington Park Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

SUBMISSION DATE

ESTIMATED HOUSING REQUIREMENTS, FORM H-6122 CODE NO. E-223 (2)

Page 1 of 3 EARLY LAND SECTIONS Form approved H-6122  
Budget Bureau No. 63-R928.3 (10-61)

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION  ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES	PROJECT LOCALITY
	PROJECT NAME Washington Park
	PROJECT NUMBER R-24
	DATE OF SUBMISSION
	ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 15 MONTHS

INSTRUCTIONS: Place original in Binder No. 1, and one copy each in Binders No. 2, 3, and 4.

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
A. Estimated number of families in project area	6457	2118	4349
B. Estimated number to be displaced from property to be acquired	656	111	545
C. Estimated number to be displaced from property not to be acquired	-	-	-

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED	TENURE		ELIGIBILITY FOR LOW-RENT PUBLIC HOUSING	
	TENANTS	OWNERS	ELIGIBLE	INELIGIBLE
1. Total 656	521	135	481	175
2. White 111	80	31	94	17
3. Nonwhite 545	441	104	387	158

III. CHARACTERISTICS OF ~~FAMILIES~~ INDIVIDUALS TO BE DISPLACED FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF <del>FAMILIES</del> INDIVIDUALS TO BE DISPLACED FROM PROPERTY NOT TO BE ACQUIRED	TENURE		ELIGIBILITY FOR LOW-RENT PUBLIC HOUSING	
	TENANTS	OWNERS	Over 65	Under 65
1. Total 182	126	56	91	91
2. White 69	43	26	28	41
3. Nonwhite 113	83	30	62	51

IV. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II AND III ABOVE

PROPOSED REHOUSING	TOTAL NUMBER			NUMBER OF EXISTING UNITS			NUMBER OF NEW UNITS		
	TOTAL	WHITE	NON- WHITE	TOTAL	WHITE	NON- WHITE	TOTAL	WHITE	NON- WHITE
TOTAL FAMILIES	656	111	545	182	19	163	474	92	382
1. Private Rental Housing	145	17	135	70	5	65	82	12	70
2. Private Sales Housing	187	31	156	55	14	41	132	17	115
3. Low-Rent Public Housing	317	63	254	57	0	57	260	63	197
4. Other Public Housing									



☐ PUBLIC HOUSING  
Page 2 of 3 ELIGIBILITY

$\frac{1}{2}$  SALES OR RENTAL  
EXISTING SUPPLY

$\frac{1}{2}$  SALES OR RENTAL  
NEW CONST.

H-6122  
(10-61)

PROJECT NAME		PROJECT NUMBER							
V. SIZE AND INCOME CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II and III)									
A. SIZE AND INCOME OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup>							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	111	29	28	20	15	4	4	1	10
\$0 - \$49	-	-	-	-	-	-	-	-	-
\$50 - \$99	7	3	2	1	1	-	-	-	-
\$100 - \$149	8	3	2	1	1	-	-	-	1
\$150 - \$199	25	7	6	5	3	1	1	-	2
\$200 - \$249	8	3	2	1	1	-	-	-	1
\$250 - \$299	11	2	3	2	1	1	1	-	1
\$300 - \$349	25	6	6	5	3	1	1	1	2
\$350 - \$399	10	1	3	2	1	1	1	-	1
\$400 - \$449	5	1	1	1	1	1	-	-	-
\$450 - \$499	4	1	1	1	1	-	-	-	-
\$500 or more	8	2	2	1	1	-	-	-	2
B. SIZE AND INCOME OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup>							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	545	133	104	106	74	41	31	8	48
\$0 - \$49	-	-	-	-	-	-	-	-	-
\$50 - \$99	5	1	1	1	1	-	-	-	1
\$100 - \$149	25	6	5	5	3	2	1	1	2
\$150 - \$199	65	16	12	13	9	5	4	1	5
\$200 - \$249	86	21	16	17	12	7	5	1	7
\$250 - \$299	58	14	11	11	8	4	3	1	6
\$300 - \$349	67	16	13	13	9	5	4	1	6
\$350 - \$399	79	10 <sup>1/9</sup>	15	15	11	6	5	1	7
\$400 - \$449	51	13	10	10	4 <sup>7/3</sup>	2 <sup>4/2</sup>	3	1	3
\$450 - \$499	25	6	5	5	2 <sup>3/1</sup>	2	1	-	3
\$500 or more	84	21	16	16	11	6	5	1	8

<sup>1</sup> a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.



PROJECT NAME Washington Park	PROJECT NUMBER R-24
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VI. ESTIMATED HOUSING RESOURCES

TYPE OF HOUSING		NUMBER OF UNITS EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD									
		AVAILABLE TO WHITE FAMILIES					AVAILABLE TO NONWHITE FAMILIES				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
A. PUBLIC HOUSING											
1. Federally aided		268	553	364	111	-	268	553	364	111	-
2. State or locally aided		55	228	172	37	-	55	228	172	37	-
B. STANDARD PRIVATE RENTAL HOUSING											
TOTAL		1930	3214	154	66	40	643	1716	52	33	23
GROSS MONTHLY RENTAL	Under \$40	-	102	-	-	-	-	34	-	-	-
	\$40 - \$49	193	311	-	-	-	64	104	-	-	-
	\$50 - \$59	394	724	-	-	-	131	242	-	-	-
	\$60 - \$69	110	248	15	4	9	37	83	5	5	3
	\$70 - \$79	211	556	26	8	4	70	185	9	10	5
	\$80 - \$89	167	320	39	11	6	56	107	13	4	8
	\$90 and over	855	953	74	43	21	285	318	25	14	7
C. STANDARD SALES HOUSING											
TOTAL		-	1196	569	117	39	-	414	254	53	20
SALES PRICE	Under \$5,000	-	-	-	-	-	-	-	-	-	-
	\$5,000 - \$5,999	-	-	-	-	-	-	-	-	-	-
	\$6,000 - \$6,999	-	-	-	-	-	-	-	-	-	-
	\$7,000 - \$7,999	-	-	-	-	-	-	-	-	-	-
	\$8,000 - \$8,999	-	15	-	-	-	-	7	-	-	-
	\$9,000 - \$9,999	-	30	-	-	-	-	16	-	-	-
	\$10,000 - \$11,999	-	270	126	24	6	-	120	57	14	3
	\$12,000 and over	35	881	443	93	33	-	271	197	39	17



Washington Park Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

SUBMISSION DATE:

STATEMENT ACCOMPANYING FORM H-6122

CODE NO. E-223 (2)

Estimates of Housing Needs and Resources

1. Form H-6122 is attached.
2. The sources of material of Form H-6122 are:
  - (a) Survey of resident families in the Washington Park Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority, July, 1961.
3. The amounts of rent which families can pay are estimated, using family size and total income as guides. Rent-income ratio of approximately 25 percent are used as standards for determining rent-paying ability. The analysis of the basic characteristics of the 656 families in the area is shown in Blocks I, II, III, and V of Form H-6122.
  - (b) The proposed rehousing of the displaced families indicated in Block IV of Form H-6122, has been estimated on the bases of the number of vacancies expected to occur through the normal turnover in public and private rental housing during the fifteen month displacement period.

The proposed rehousing of displaced families in public housing is based on (1) normal turnover in federally-aided low-rent public housing, including accommodations for the elderly, and (2) the turnover in stage-aided veterans' housing. The utilization of available public housing accommodations for displaced families is based on the following assumptions as to the relationship between family size and bedroom requirements.

Size and Bedroom Requirements

Size of Household	1	2	3	4	5	6	7	8 and more
Bedrooms per Family	1	1	2	2-3	3	3-4	4	5
	<u>1 Bedroom</u>		<u>2 Bedrooms</u>		<u>3 Bedrooms</u>		<u>4 or more Bedrooms</u>	
Total Units Needed	152		88		116		52	
Total Units on Market	268		553		364		148	
(1)								

(1) During a 15-Month Displacement Period.



INSERT

In Block IV of Form H-6122, 317 families are designated to be rehoused into public housing of all types. This figure represents 66% of all families eligible for public housing in accordance with their income. The remaining 34% we presume will either not prefer public housing or will be refused admittance because of other social criteria on which eligibility for public housing is also based.

It is estimated that 187 families will purchase a home. This number represents a percentage increase of 38.5% over those previously owning their homes in the Washington Park Urban Renewal Area.

With the aid of FHA Section 221 D2, a larger number of families than has been estimated may ultimately purchase a home.

The remaining 152 families will be rehoused into private rental accommodations.



# INSERT

Block IV of Form H-6122, 474 families are designated to be rehoused into newly constructed low to moderate cost housing in the Washington Park Urban Renewal Area. 260 Families will be rehoused in Units constructed by the Boston Housing Authority with 214 being rehoused in Units constructed under the provisions of 221D3 section of the FHA Mortgage Insurance Program.

The Units are expected to become available in accordance with the following schedule:

February	1963	-----	80 Units
March	1963	-----	100 Units
April	1963	-----	40 Units Public Housing 4BR Units
September	1963	-----	100 Units
November	1963	-----	100 Units

The new construction will be a combination of row, duplex and garden type apartments both rental and sales. It is anticipated that rental Units will range from \$60.00 to \$105.00 per month for one to four bedroom accommodations with heat.

Letters from builders as evidence of this proposal are attached.

The estimates of private rental and sales housing available to displaced families are based on the probably turnover in such housing. The number of private standard rental and sales units potentially available to families displaced from the project area is based on information from the 1960 U.S. Census of Housing, and from advance sheets of special tabulations on standard and substandard housing prepared for the Boston Housing Authority by the Bureau of the Census.

These tabulations provided information on the total number of vacant standard rental and sales units within the City of Boston.

The number, size and rental level of private housing units available to families to be displaced is shown in Block VI Form H-6122. A comparison of the rental housing units potentially available to families displaced from the project area with the relocation requirements of these families is shown in the following table. For those desirous of remaining in the vicinity of their present home, relocation is being staged over a 15-month period in order that newly constructed housing in the project area will be available to the relocatees.

## Private Rental Units on Market During 15 Month Displacement Period

		<u>WHITE</u>	<u>Bedrooms</u>				
<u>Rent per Month</u>			<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5 or more BR</u>
\$0	- \$39	Total Units	102	-	-	-	-
		Total Families in Rent Category -	-	-	-	-	-
\$40	- \$49	Total Units	193	311	-	-	-
		Total Families in Rent Category -	-	-	-	-	-



\$50	-	\$59	Total Units	394	724	-	-	-	-
			Total Families in Rent Category	-	-	-	-	-	-
\$60	-	\$69	Total Units	110	248	15	4	9	
			Total Families in Rent Category	-	5	2	-	-	
\$70	-	\$79	Total Units	211	556	26	8	4	
			Total Families in Rent Category	-	-	5	-	-	
\$80	-	\$89	Total Units	167	320	39	11	6	
			Total Families in Rent Category	-	-	3	-	-	
\$90	-	Over	Total Units	855	953	74	43	21	
			Total Families in Rent Category	-	-	3	-	2	

NON WHITE

				<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5 or more BR</u>	
\$0	-	\$39	Total Units	-	34	-	-	-	
			Total Families in Rent Category	-	-	-	-	-	
\$40	-	\$49	Total Units	64	104	-	-	-	
			Total Families in Rent Category	-	-	-	-	-	
\$50	-	\$59	Total Units	131	242	-	-	-	
			Total Families in Rent Category	-	-	-	-	-	
\$60	-	\$69	Total Units	37	83	5	5	3	
			Total Families in Rent Category	-	30	4	2	-	
\$70	-	\$79	Total Units	70	185	9	10	5	
			Total Families in Rent Category	-	8	5	-	-	
\$80	-	\$89	Total Units	56	107	13	4	8	
			Total Families in Rent Category	-	15	11	-	-	



\$90 - Over	Total Units	285	318	25	14	7
	Total Families in Rent Category -		18	7	11	-

ESTIMATE OF STANDARD VACANT PRIVATE RENTAL HOUSING, BOSTON 1960

Number of Units--Standard Private Rental Housing

Gross Monthly Rent	1BR	2BR	3BR	4BR	5 or more
Total	2575	4285	205	87	44
Under \$39	-	136	-	-	-
\$40 - \$49	257	415	-	-	-
\$50 - \$59	525	966	-	-	-
\$60 - \$69	146	330	20	5	3
\$70 - \$79	281	741	35	10	5
\$80 - \$89	226	427	52	15	8
\$90 & Over	1140	1270	98	57	28

Sources: 1. U.S. Census of Housing: 1960, Boston, Massachusetts.  
2. Public Housing in Boston of Dwelling Units in Federal and State-Aided Housing Projects.

Method of Determining Standard Private Rental Housing in Boston 1960.

Sources: 1. U.S. Census of Housing, 1960, Boston, Massachusetts.  
2. Public Housing Boston (1-page photo-copy listing number of dwelling units in Federal and State-aided housing projects)

From the Census data a figure of 14,098 vacant dwelling units was determined. To this number the percentage of sound units with all plumbing facilities (71.9%) was applied resulting in 10,136 standard vacant dwelling units.

The number of standard units for rent was estimated by multiplying 10,136 by the percentage of renter-occupied housing units (72.7%). The resulting number 7,369 was interpreted as the number of standard vacant rental units.

Federal Form 6122 requests the number of vacant private rental units. Thus the figure was reduced by 173, which represents an estimate of vacant units in public housing in Boston.



The number of vacant public housing units was determined by multiplying the total number of public units by the yearly turnover rate (15%) and dividing by 12. A figure of 7,196 was established as the total number of standard vacant private housing units for rent.

The number of vacant rental units were listed by average rent and number of rooms as given for each Census tract. The average monthly rent figure reported in the Census represents contract rent while Form 6122 requests gross monthly rent. Therefore contract rent was changed to reflect gross rental charges by increasing all rentals of \$32 or more by 35%. Rentals in the Census of \$31 or less were assumed arbitrarily to be in the under \$40 gross monthly rental category. The Census lists average number of rooms per housing unit, while Form 6122 requests a breakdown by number of bedrooms. The average number of rooms in rental units was equated with number of bedrooms in the following manner:

- 1 - 3.4 Rooms equal 1 bedroom
- 3.5 - 4.9 Rooms equal 2 bedrooms
- 5.0 or more Rooms equal 3 or more bedrooms

The sum of the listing of number of vacant housing units by average rent and average number of rooms for each Census tract resulted in the total number of vacant rental units. The figures in each rental category (under \$40, etc.) were then adjusted downward so that they totaled the previously determined number of standard, private rental units. Prior to the adjustment it was assumed that all rental units costing \$90 or more a month were standard units.

In Block IV of Form H-6122, Proposed Rehousing of Families, it is estimated that 145 families will be rehoused in private rental housing units. In addition to families who appear to be ineligible for public housing, the table includes an additional 34% of families eligible for public housing vis a vis income, since some of these may be found ineligible as the result of information received during the site occupants survey, and others who are eligible may prefer private housing accommodations.

Sales housing is expected to provide a major relocation resource. The rehousing staff will attempt to obtain maximum use of the opportunities afforded by Section 221 of the National Housing Act. The number 187 in Block IV Proposed Rehousing, represents an increase of 39% over the number of site owners. The families which fall in this category have incomes of \$4,000 and above.

Information from the Bureau of the Census was used to determine the probable turnover in standard sales housing. The size and price of available units was determined in the same manner as that for rental accommodations outlined above.



Estimates of the availability of private sales housing can be summarized as follows:

ESTIMATE OF STANDARD VACANT SALES HOUSING, BOSTON 1960<sup>1</sup>

	<u>WHITE</u>			
	<u>2Bedrooms</u>	<u>3Bedrooms</u>	<u>4Bedrooms</u>	<u>5 or More Bedrooms</u>
Total				
Under \$5,000				
\$5,000-\$5,999				
\$6,000-\$6,999				
\$7,000-\$7,999				
\$8,000-\$8,999	15			
\$9,000-\$9,999	30			
\$10,000-\$11,999	270	126	24	6
\$12,000-Over	881	498	93	33

	<u>NON-WHITE</u>			
Total				
Under \$5,000				
\$5,000-\$5,999				
\$6,000-\$6,999				
\$7,000-\$7,999				
\$8,000-\$8,999	7			
\$9,000-\$9,999	16			
\$10,000-\$11,999	120	57	14	3
\$12,000-Over	321	198	39	17

1. Single family only.

2. Source: U.S. Census of Housing:  
1960, Boston, Massachusetts

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Method for Estimating Standard Sales Housing in Boston, 1960

Source: U.S. Census of Housing: 1960, Boston, Massachusetts

A figure of 14,098 vacant housing units was derived as follows:

All housing units:	238,816
Occupied Housing units:	<u>224,718</u>
Vacant housing units:	14,098

The percentage of sound housing with all plumbing facilities (71.9%) for all housing units was applied to the vacant housing units, giving a total of 10,136 vacant housing units in sound condition with all plumbing facilities.

Vacant housing units:	14,098
Sound housing units vacant:	<u>X .719</u>
	10,136



Standard sales housing was determined by multiplying the 10,136 vacant, sound units by the percentage of owner-occupied units. (27.3) of occupied housing units).

The figure 2,767 which resulted was interpreted as the number of standard housing units for sale.

Sound vacant h.u.s.	10,136
	<u>.273</u>
	2,767

To understand the determination of purchase costs of housing and number of bedrooms, the following methods of Census reporting should be kept in mind.

1. The Census lists only average value of the housing units (in the opinion of the owner) by block.
2. Average value data is limited to owner-occupied housing having only one unit on the property. Therefore, data represents only single-family housing and gives no indication of the market value of multi-family housing.
3. The Census lists only average number of rooms by block.

In the determination of costs and number of rooms the averages for each census tract were taken as reported without any attempt to ascertain the actual distribution.

For example, the Census reported that in tract A-1 there were 36 vacant units, with an average value for owner-occupied units of \$16,500 and an average number of rooms of 5.9. The number of vacant units, 36, was then multiplied by 27%, (the percent of owner-occupied units) giving 10 vacant units for sale. (The remaining 26 units were regarded as rental units).

In regard to number of rooms .5 or more was listed in the next higher grouping. Therefore 5.9 rooms was considered as 6 rooms per unit. Number of rooms was then equated with number of bedrooms as follows:

- 1 - 3 rooms equal 1 bedroom
- 4 - 5 rooms equal 2 bedrooms
- 6 or more rooms equal 3 or more bedrooms

The ten units in Tract A-1 were then listed as sales housing in the category of 3 or more bedrooms costing \$12,000 or more.

This procedure was followed for each Census Tract giving the total potential sales housing by number of bedrooms and purchase price. This figure was then adjusted down to the standard sales housing estimate of 2,767. In adjusting the total sales housing to standard sales housing, it was assumed that all units in the \$12,000 or more category were standard.



- (c) Figures on the availability of public housing units as shown in Block VI of the Form H-6122, were obtained from the Boston Housing Authority. These figures represent normal turnover in any recent 12-month period. The basis of these figures can be outlined as follows:

FEDERAL LOW RENT  
PUBLIC HOUSING

Existing (1) 10,242

<u>UNIT SIZE</u> (Number of Bedrooms)			
<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
2681	4067	2679	815

STATE-AIDED  
VETERANS HOUSING

Existing (1) 3,761

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
548	1675	1264	274

- (1) Includes accommodations for the elderly.

The estimate of public housing units to be available for displaced persons is based on an average annual turnover of 13.6 percent of all public housing. The turnover rate in dwelling units of various sizes varies from this average only in the one-bedroom units. These units have a turnover rate of about 10 percent. The above figures are based on turnover figures for one year.

The turnover in private rental housing represents approximately 2.6 percent of the inventory of private rental units in the City of Boston. Information on the number of vacant units was derived from information from the Bureau of Census. The method used to determine size and rent level for these units was outlined under (a) above.

2. Conclusions as to Relocation Requirements & Resources.

Analysis of housing requirements and resources as presented on Form H-6122 has led to the general conclusion that available public and private housing resources are sufficient to meet the housing needs of families to be displaced from the project area.

3. Determination of Family's Ability to Pay for Housing.

Additional information on the financial resources of families to be displaced from the project will be obtained when more detailed interviews with each site occupant are carried out during execution of the relocation plan. In evaluating the ability of a family to rent or purchase housing, the following cost-income ratios will be used. For rental accommodations, a family will be expected to pay about 22 to 25 percent of its income for gross rent. For sales housing, a

family will be expected, as a general rule, to be able to afford a purchase price of approximately 2-1/2 times the total annual family income. In the application of these general rules, appropriate allowances will be made for family size, composition, earning capacity, disability, and other characteristics.

#### 4. Consideration of Competing Demands

An estimate of competing demands for available housing as a result of other Urban Renewal and other governmental displacement activities for the projected displacement period has been made.

The displacement period for this phase of the Washington Park Urban Renewal Project Area is fifteen (15) months, beginning September 1st, 1962. Available information indicates that the amount of concurrent dislocation during the displacement period is as follows:

Urban Renewal: Estimated Families (including single persons) in Housekeeping Units to be Displaced.)

<u>Project:</u>	<u>Total Displacement</u>					
	<u>1962</u>			<u>1963</u>		
	<u>1962</u> F	Group QT	NR	F	<u>1963</u> Group QT	NR
Gov't Center	360	200	400	-	-	400
Waterfront	-	-	-	40	15	-
Charlestown	-	-	-	240	20	26
Parker Hill- Fenway	-	-	-	380	32	13
Mattapan	-	-	-	30	-	1
No. Harvard	-	-	-	70	-	1
Castle Sq.	430	55	100	100	15	20
So. End	-	-	-	160	130	18
Other						
TOTAL	790	255	500	1020	212	479



Project:Family Displacement by Race:  
White-Non-White (Negro & Other)

	<u>1962</u>			<u>1963</u>		
	<u>1962</u> Total	White	Non White	Total	<u>1963</u> White	Non White
Gov't Center	360	360	0	-	-	-
Waterfront	-	-	-	40	39	1
Charlestown	-	-	-	240	239	1
Parker-Hill Fenway	-	-	-	380	346	34
Mattapan	-	-	-	30	30	0
No. Harvard	-	-	-	70	70	0
Castle Sq.	430	310	120	100	72	28
So. End Other	-	-	-	160	94	66
TOTAL	790	670	120	1020	890	130

Other Governmental  
Displacement

	<u>1962</u>			<u>1963</u>		
	F	Group QT	NR	F	Group QT	NR
Public Housing Construction	75	(X)	(X)	75	(X)	(X)
Code Enforcement Demolition	200	(X)	(X)	200	(X)	(X)
TOTAL	275			275		

Other Governmental  
Displacement

	<u>1962</u>		<u>1963</u>	
	Total	White	Non-White	
Public Housing Construction	75	Data not available		
Code Enforcement Demolition	200	Data not available		
TOTAL	275			

Notes:

(X) = No estimate available at this time.



NOTES: (Continued)

F = Families, including single persons,  
in Housekeeping Units.

Group QT = Roomers, Lodgers, etc.

NR = Business and other non-residential.

The competing displacement activities for other Urban Renewal Projects during the projected displacement period for this phase of the Washington Park Project are not of such magnitude or character as to present serious competing demands for relocation housing.

The established relocation pattern for Government Center, the projected relocation housing programs for Charlestown and Parker Hill-Fneway and the small displacement from Waterfront, Mattapan and North Harvard Projects are or will be such (as presently proposed) that competition for housing in excess of resources will present no significant obstacle to relocation.

The competing relocation from Castle Square and other parts of the South End may present a pattern of distribution similar in part to that for this phase of the Washington Park Project displacement. The evaluation of housing resources documented in other portions of this section of the Relocation Report indicate that demand for relocation housing will not be in excess of available resources for these concurrent displacement activities, including the non-white displacement from Castle Square and other portions of the South End.

5. Rehousing of Minority Groups

For the 545 non-white families proposed to be displaced, a careful analysis has been made to determine the number of standard units available to non-white families in accordance to their income and bedroom needs.

The Authority Staff has been and will continue to consult and work with such organizations as the NAACP, Urban League, and the Boston Metropolitan Fair Housing Federation.

All families with social problems will be skillfully handled to insure their receiving the needed kinds of social services. By utilizing trained personnel, the Authority will be in a position to enable families to seize every opportunity to make a better adjustment during this period of transition.

6. Financing for Purchase of Homes by Non-White Families

Section 221 of the National Housing Act will be the major vehicle used to obtain mortgage financing for white and non-white families. Local lending institutions have demonstrated a willingness to accept non-white families with FHA insurance.



7. Estimate of Site Occupants other than Families to be Displaced

There are 182 single householders in the project area; 69 white, and 113 non-white. All services available to families will also be available to these individual householders.

passengers.  
 families will also be available to these individuals  
 of white, and 113 non-white. All services available to  
 there are 123 single passengers in the project area.

7. Estimate of the occupants other than families to be displaced